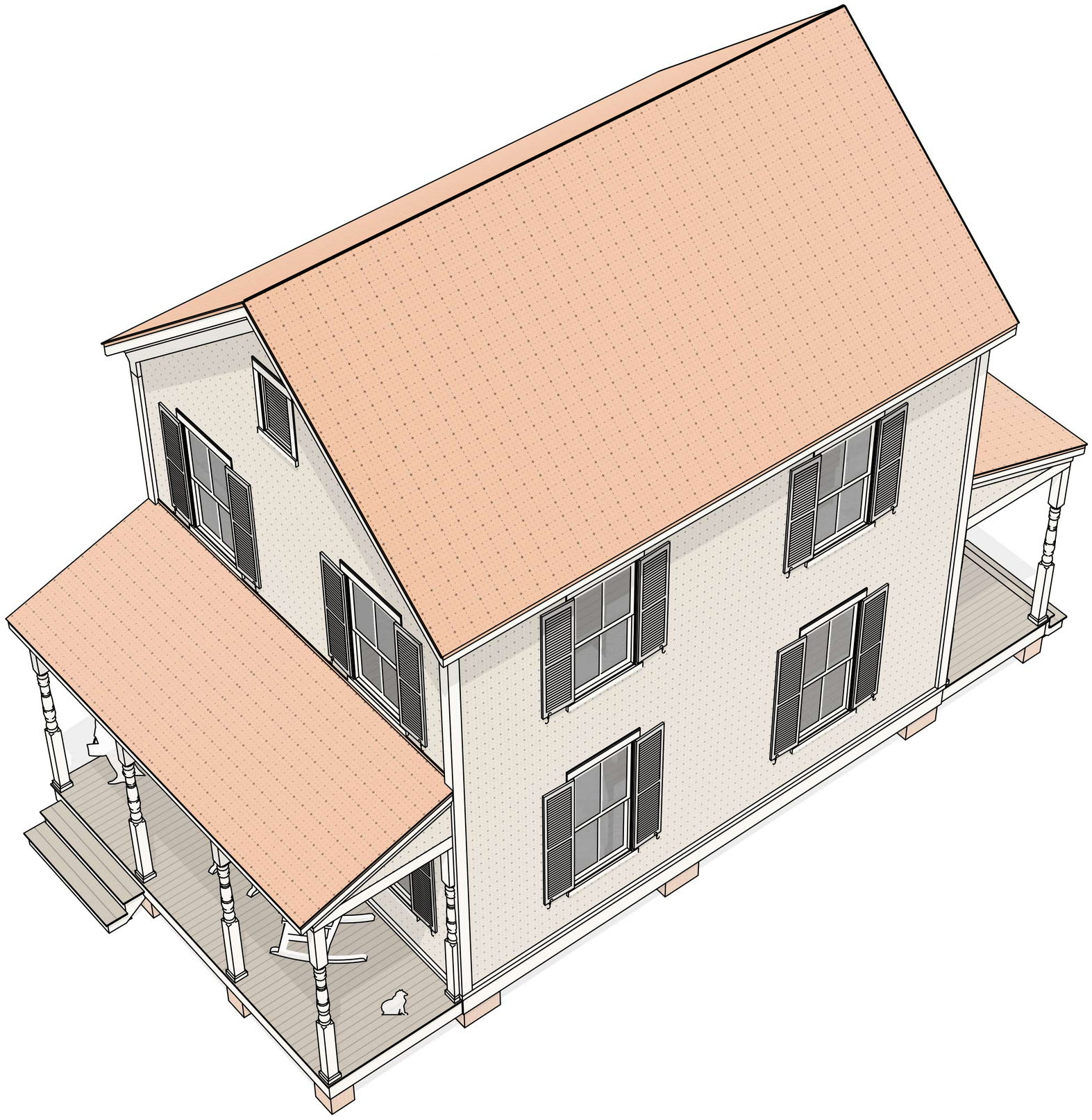


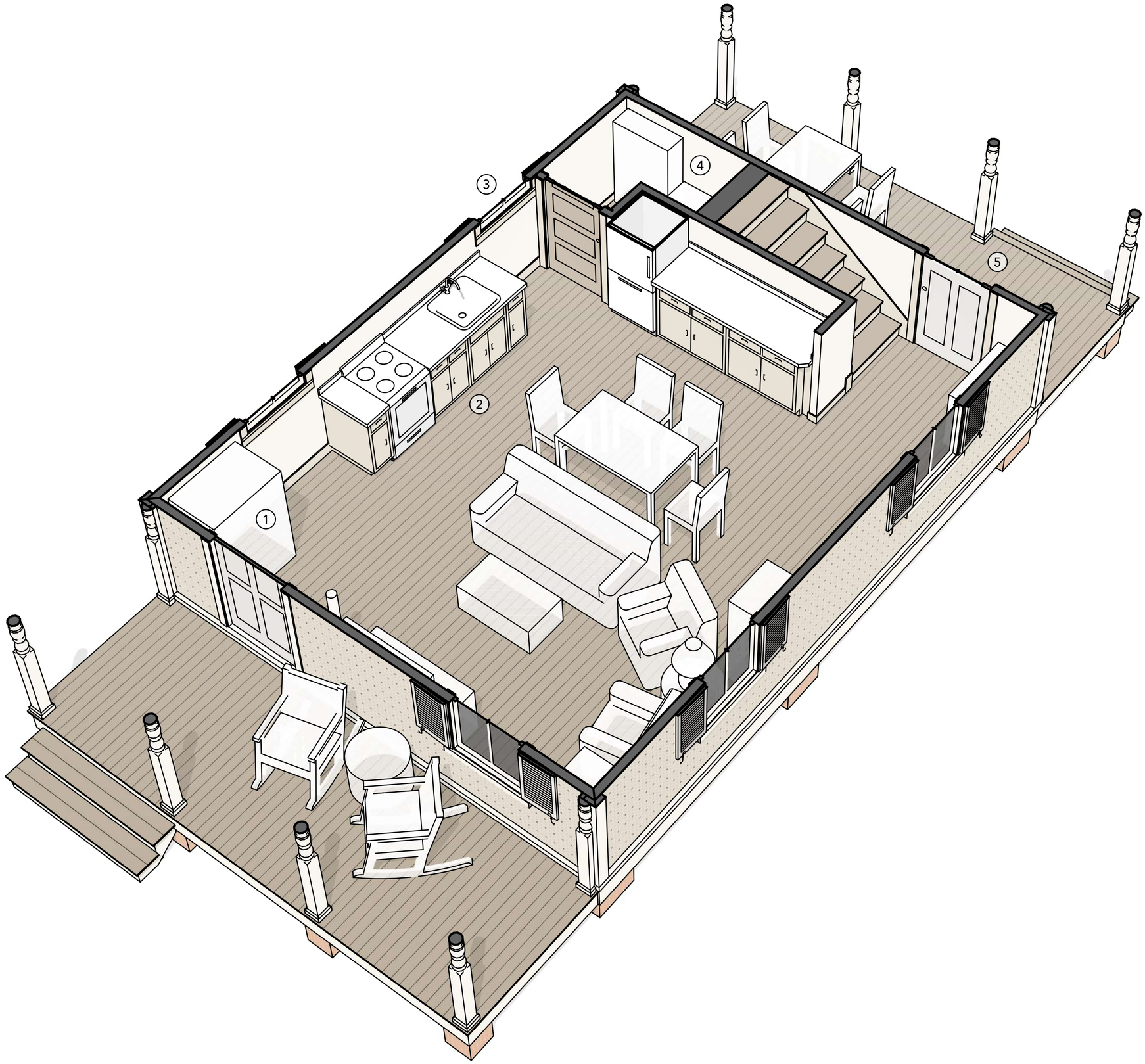
The Oregon Farmhouse shows a new direction for my Starter Farmhouse series. As the sixth design variation, it shows how a house can be oriented with the main frontage on the narrow side. That allows you to make many common farmhouse archetypes. This design keeps things simple. Simplicity is the overarching theme. It's the smallest two-story variant of the series, which will encompass all 50 states.

OREGON FARMHOUSE

DESIGN OVERVIEW

A DESIGN BY JAY OSBORNE

My Starter Farmhouse designs are composed of interchangeable modules. This variation not only tests the possibilities, but also develops the previous designs. For instance, the economical pier foundation can be used for the others, too. Windows can later be door locations. It's designed for future additions. So even though it's simple and small, the Oregon Farmhouse knows what it takes to grow.



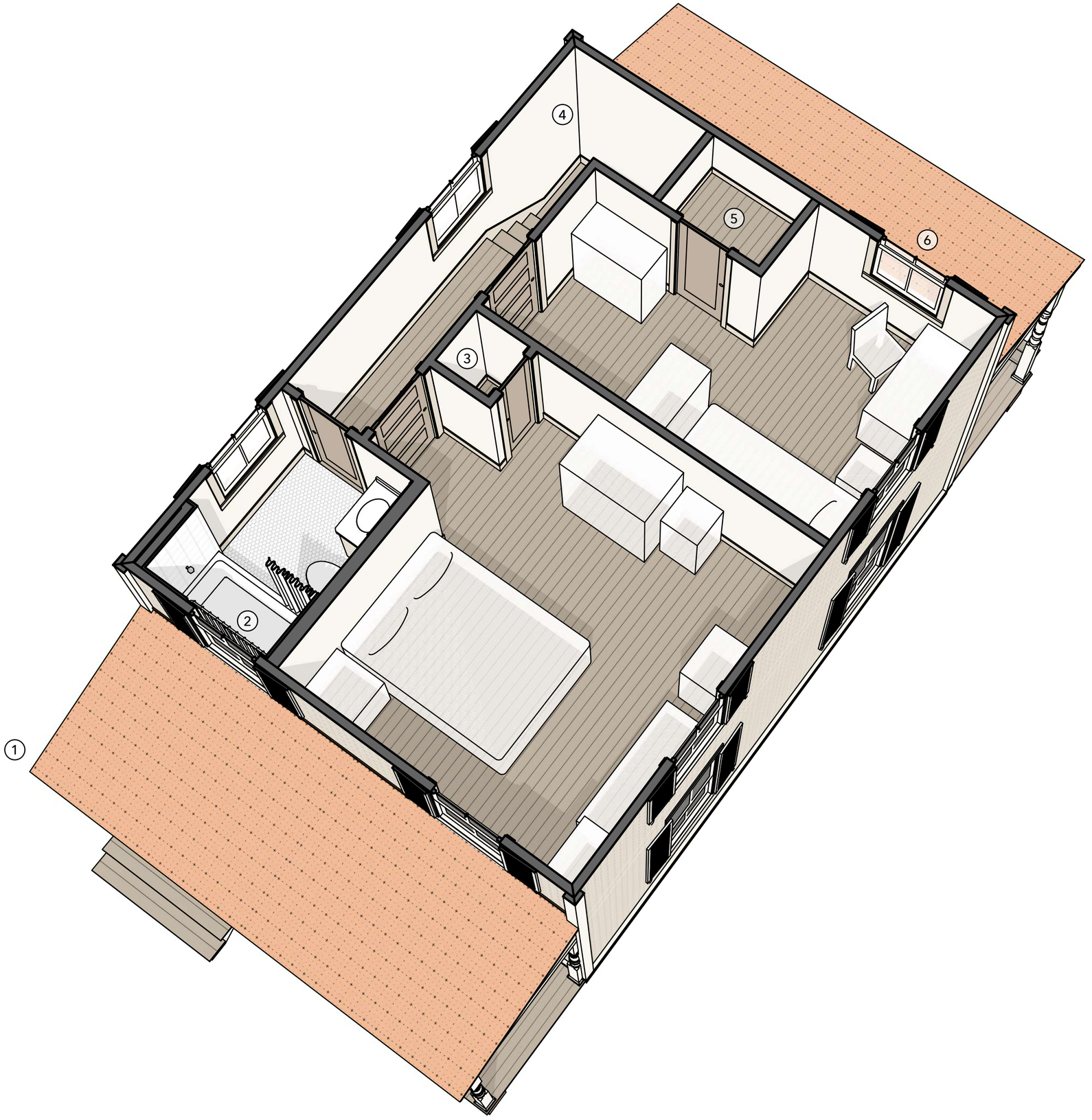
OREGON FARMHOUSE

DOWNSTAIRS PLAN

A DESIGN BY JAY OSBORNE

Simple homes are adaptable. That makes them great as starter homes. This one is 845 square feet– with two bedrooms and a bathroom– but it's made to grow. **(1)** Instead of a closet by the front door, this has a wardrobe. It's more adaptable. **(2)** The main floor has an open plan. The kitchen is pushed to the edges, leaving room for many possible furniture arrangements in the living area of the house.

(3) The windows are placed based on the possibility of future additions. It's easy to turn a window into a door (it requires no structural changes). But unfortunately this design system makes it difficult to place the kitchen sink in front of a window. **(4)** Under the stairs, there's room for utilities and a laundry machine. **(5)** The back porch could be replaced by an addition, like a larger kitchen or a bedroom suite.



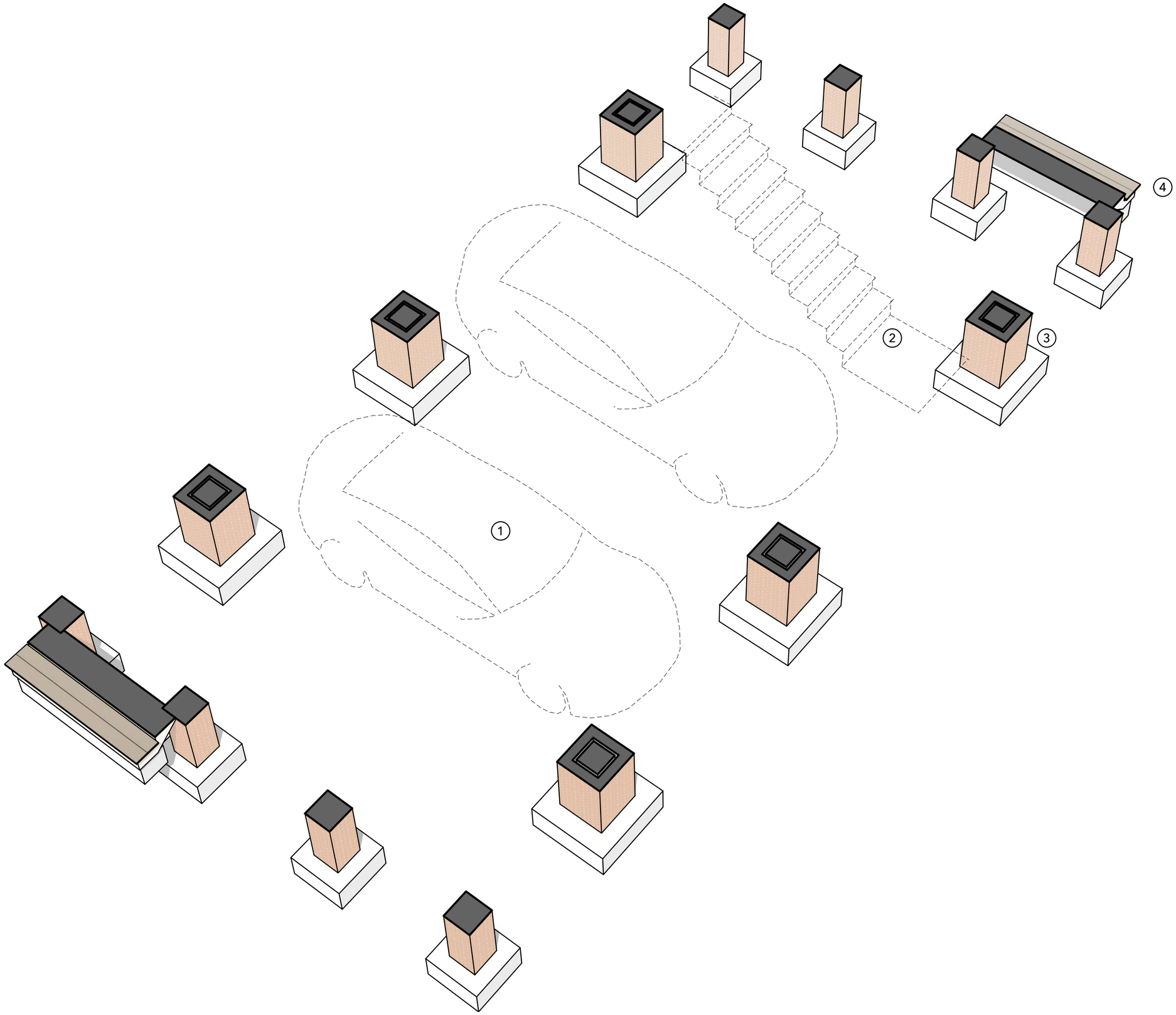
(1) The porch roof is steep enough to allow for any roofing material. It's barely visible from the inside. **(2)** A large window by the bathtub. For privacy, you'd cover the bottom sash with curtains or interior shutters. And/or a mirror coating. Obviously, you could rearrange the fixtures, but that requires compromises, too. Here is the best layout for the most variations, but other solutions work as well.

OREGON FARMHOUSE

UPSTAIRS PLAN

A DESIGN BY JAY OSBORNE

(3) The main bedroom has a small closet, but it can easily be made to be larger.
(4) With the flat corner landing, the stairs are easy to build. And you can make a rear addition with a bedroom suite. It will be a weird-but-easy T-shaped staircase.
(5) The bedroom closet has a raised platform, necessary for staircase headroom.
(6) The bedroom can also be extended to the rear, or have a 2-story back porch.



OREGON FARMHOUSE

FOUNDATION PLAN

A DESIGN BY JAY OSBORNE

The Starter Farmhouse design system lets you to pick the foundation you prefer. For Oregon, piers make sense. It's meant to be a very low-cost house that can grow over time. A slab also costs little, but that eliminates the possibility to build a basement when it's needed. **(1)** The piers can also be lengthened to allow for parking below. The house is sized well for such a carport. It could hold two cars.

(2) To access the carport, a staircase can be built directly under the stairs above. The landing would be small, however. So porch stairs may be best in that case. **(3)** The piers are short in this design. They have a brick veneer. These work well in harsh environments, like salty or seismic areas. (Porch piers can be smaller.) **(4)** If the house were later raised, its porch stairs will change, but it's all very easy.

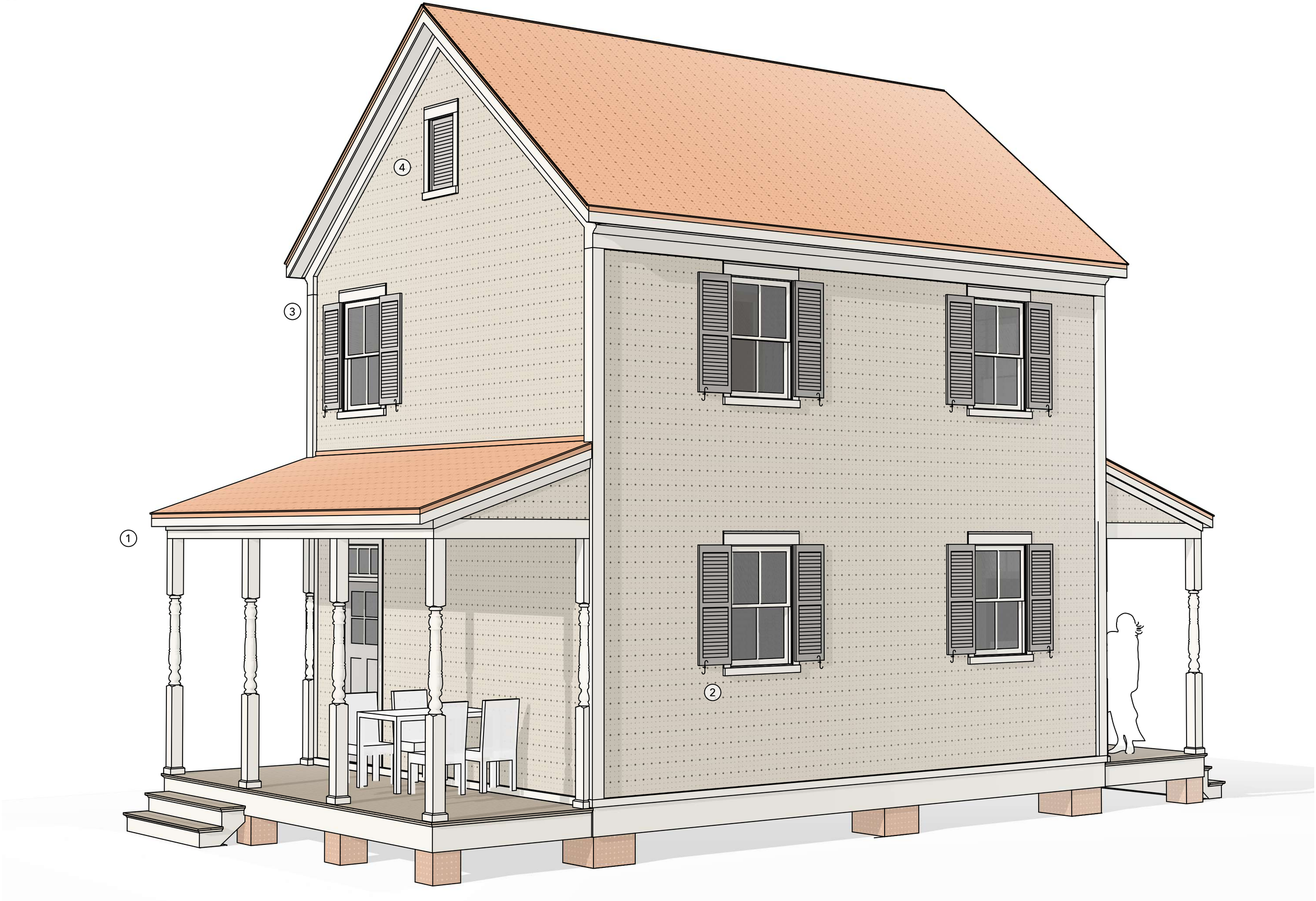
OREGON FARMHOUSE

FRONT OF THE HOUSE

A DESIGN BY JAY OSBORNE

(1) This is the first Starter Farmhouse to have the frontage on the narrow side. Many more are to come. It's common in old houses– especially those in towns. This classic design can work on a narrow lot, like the standard 25-foot-wide lot. **(2)** The graphics are meant to represent many possible material options. This material-agnostic dot grid could be drawn over. Connect the dots if you want to.

(3) Someday, I'll make an aerial rendering of the Starter Farmhouses as a village. Immersed in a landscape, a village is more visible if all its houses have red roofs. **(4)** The windows are all spaced to have shutters. (Only real ones, please.) You can save costs by omitting them, but I always show how they fit. **(5)** The side is nicely symmetrical. Yet the piers are not, to allow the options for a future carport below.

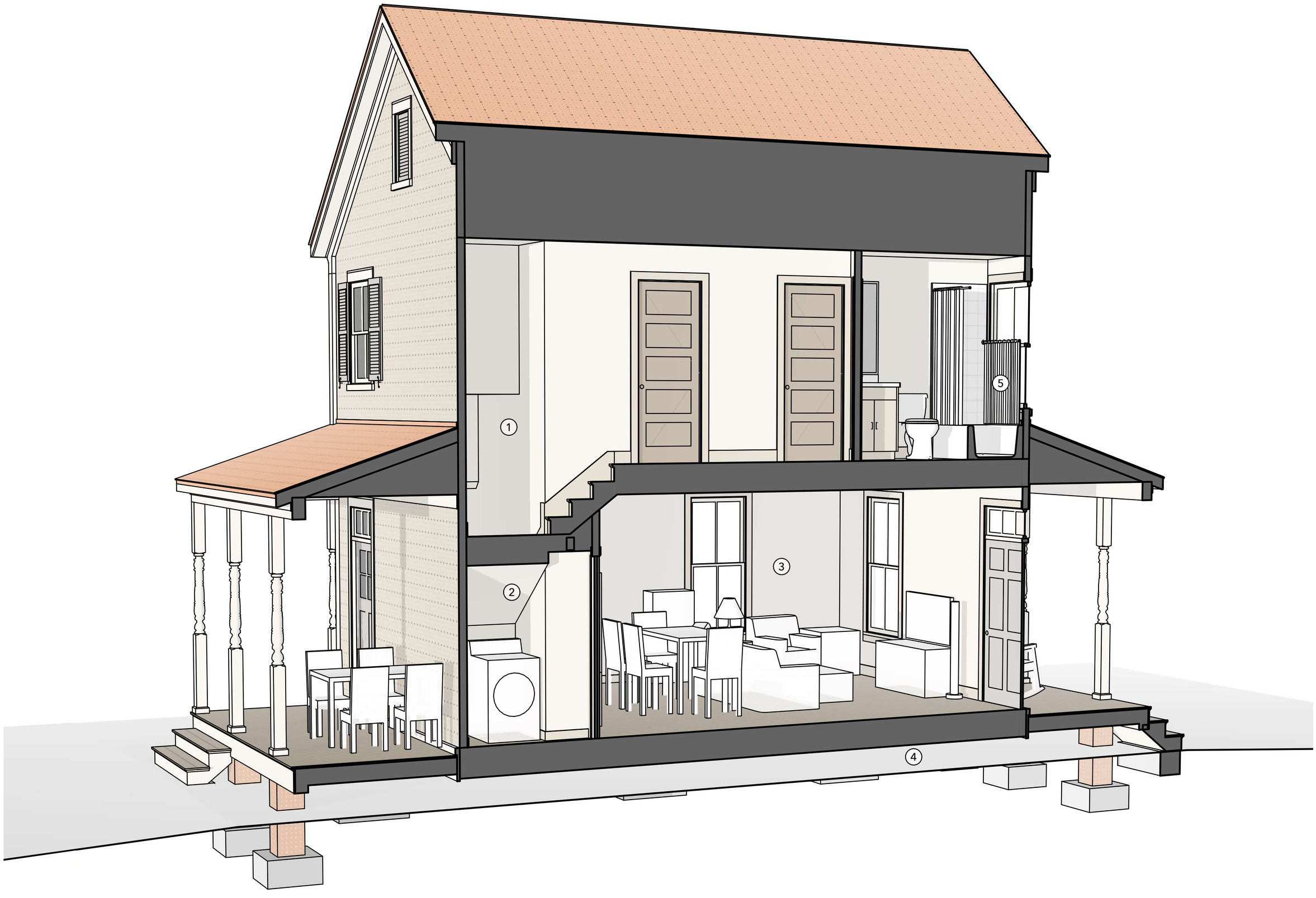


OREGON FARMHOUSE

BACK OF THE HOUSE

A DESIGN BY JAY OSBORNE

Every functional building has a back. A place where the trash cans go. It doesn't have to be pretty, but it should be easy to modify or add upon. **(1)** A back porch can also function like a mudroom. Keep your boots here. Fix your bike on a rainy day. Or sit at a table during a nice afternoon. **(2)** Downstairs windows are placed where they could become doors to an addition. It requires no structural changes. **(3)** This window is centered over the door. It'll look fine if the porch is removed. Both the back door and this window could become openings to a rear addition. **(4)** The roof has a simple louvered vent. The gable is simple to build, and could become an attic in the future. Roof shape and massing make a big difference in the overall aesthetic cohesion of a neighborhood. Matching materials also help.



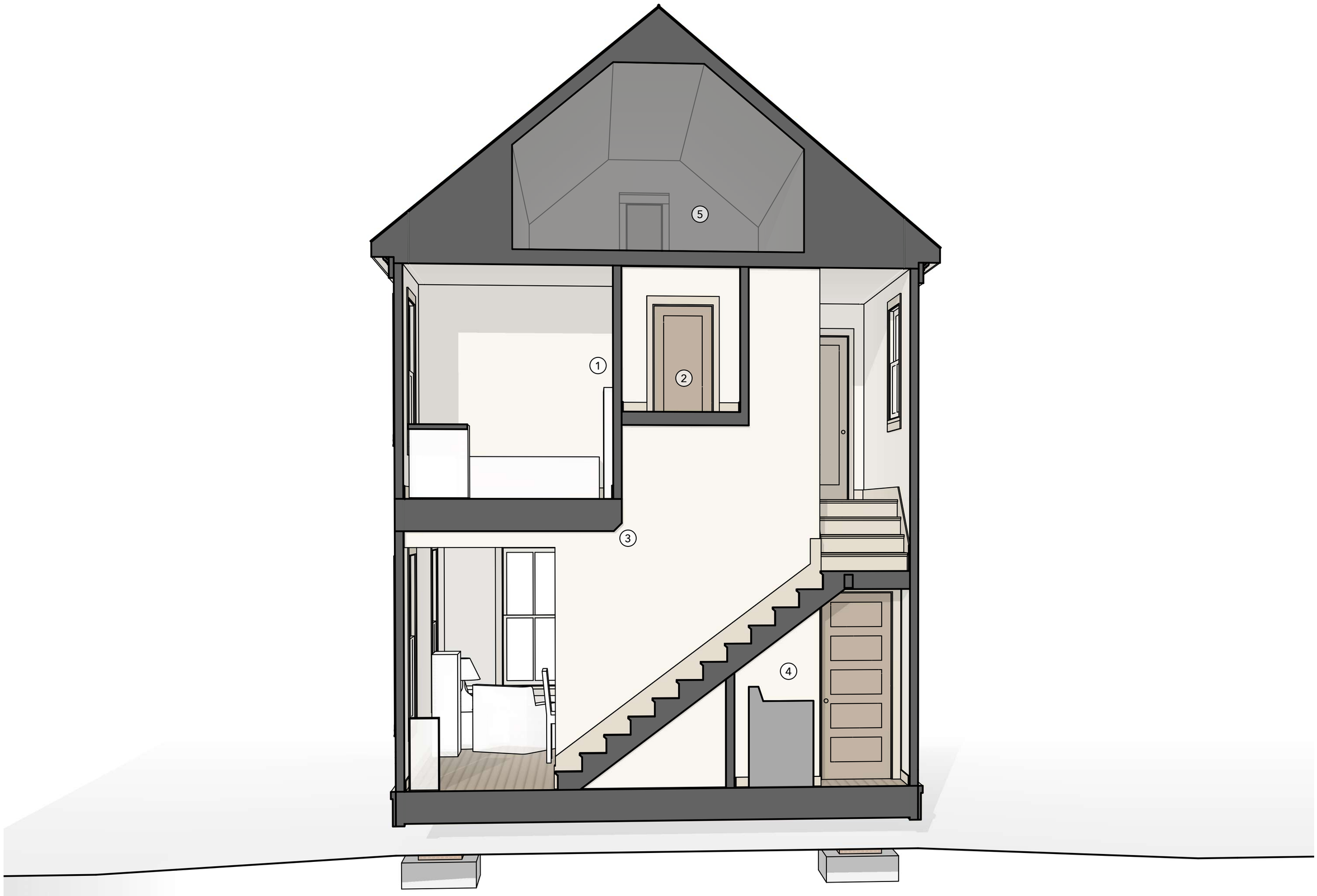
(1) The raised platform of the bedroom closet allows for the 80-inch headroom at the staircase. **(2)** The utility closet below the stairs holds the laundry functions. It's large enough for a stacked unit, but a washer dryer combo unit is shown here. **(3)** The living area is completely open, which can be great for large gatherings. The room is so large that some article of furniture will have to occupy the middle.

OREGON FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The crawlspace may have to be a foot deeper in some parts, for maintenance. **(5)** The large bathroom window is great for the front facade, but for privacy, it will require curtains or louvered shutters on the lower sash. (The bottom half of the window goes up to neck height.) It'll be great for anyone who likes long baths. With two windows in this bathroom, the lighting will be exceptionally pleasant.



(1) This wall in the bedroom is strictly placed since it must allow the room to measure 7 feet wide on one side. **(2)** Head heights at the staircase must be maintained, but the bedroom closet can carve out the extra area. **(3)** Chamfered floor edges are necessary for the head clearances. Unlike the first four Starters, this design is slightly widened (to 18′), making the staircase easier to construct.

OREGON FARMHOUSE

SECTION PERSPECTIVE

A DESIGN BY JAY OSBORNE

(4) The space under the staircase is larger than it was in previous versions of the Starter Farmhouses. It has good headroom. **(5)** An attic might not be best for saving costs, but it's good for a future renovation. It's only for storage. Its access can be a drop ladder in the main bedroom. Insulation is the most expensive part. In its first phase, you could simply use low-cost batt insulation in the attic joists.